

When recorded return to:

Bloedel Timberlands Development, Inc.
1938 Fairview Ave. E., Suite 300
Seattle, WA 98102

201309060043
Skagit County Auditor
9/6/2013 Page

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\$79.00
8 11:13AM

At the request of Guardian Northwest Title Order No. A106517

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133639
SEP 06 2013

Amount Paid \$
Skagit Co. Treasurer
By Deputy

BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

A 106517

THE GRANTOR(S) CITY OF SEATTLE, a municipal corporation of the State of Washington, acting by and through its CITY LIGHT DEPARTMENT,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to

Bloedel Timberlands Development, Inc., ("Grantee"),

the real estate, situated in Skagit County, Washington State described in "Exhibit A" attached to and made part of this deed.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in "Exhibit B" attached hereto and made part of this deed.

Grantor, their successors and assigns, reserves a non-exclusive easement for the purposes of ingress, egress over, through, under and across a portion of said property using roadways as they exist today or may be altered in the future. Said roadways are approximately 10 feet-wide gravel vehicular drive areas with 2 foot shoulders, culverts, and open ditches. Grantor's use of these roadways will be de minimus and shall not require Grantor to bear any repair or maintenance costs.

Abbreviated Legal: Ptn of S 1/2 SE 1/4, Sec. 12 & Ptn Sec. 13; All within Township 36 N Range 6 W.M.

Tax Parcel Number(s): P51263 & P51264

Executed this 2nd day of July, 2013, pursuant to Ordinance No. 124140 of The City of Seattle.

**THE CITY OF SEATTLE
SEATTLE CITY LIGHT**

by

David L. Barber

Print Name: David L. Barber

Title: Real Estate Services Manager

APPROVED AS TO FORM AND ACCEPTED BY PURCHASER

The undersigned Grantee(s)/Purchaser(s) herein, does/do hereby approve this Bargain and Sale Deed as to form and acknowledge and accept all of the terms, conditions and provisions contained herein.

Bloedel Timberlands Development, Inc.

By: _____ signed in counterpart

Date: _____

Print Name: _____

Title: _____



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Executed this 2nd day of July, 2013, pursuant to Ordinance No. 124140 of The City of Seattle.

**THE CITY OF SEATTLE
SEATTLE CITY LIGHT**

by signed in counterpart

Print Name: David L. Barber

Title: Real Estate Services Manager

APPROVED AS TO FORM AND ACCEPTED BY PURCHASER

The undersigned Grantee(s)/Purchaser(s) herein, does/do hereby approve this Bargain and Sale Deed as to form and acknowledge and accept all of the terms, conditions and provisions contained herein.

Bloedel Timberlands Development, Inc.

By: [Signature]

Date: August 20, 2013

Print Name: Charles B. Wright III

Title: President

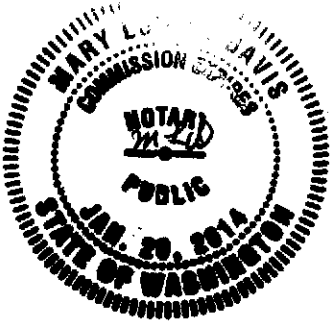


(ACKNOWLEDGMENT)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **David L. Barber** signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the **Real Estate Services Manager of the City Light Department of the City of Seattle**, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date July 2nd, 2013



Notary Seal

Mary Louise Davis

Printed Name: Mary Louise Davis
Notary Public in and for the State of WA
Residing at Edmonds, WA
My commission expires January 20, 2014

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Maec Roeder
Skagit Co., Planning & Dev. Services

Date

9/5/2013



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(ACKNOWLEDGMENT)

STATE OF WASHINGTON)

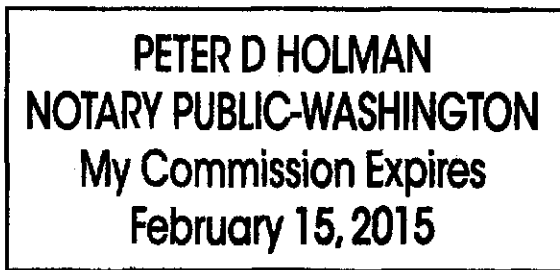
) ss.

COUNTY OF KING)

On this 20th day of August, 2013, before me personally appeared Charles B. Wright III, to me known to be the President of Bloedel Timberlands Development, Inc., executed the within and foregoing instrument, and acknowledged that said instrument was the free and voluntary act and deed of said corporations for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Given under my hand and official seal the day and year in this certificate above written.

Date August 20, 2013



Peter D. Holman

Printed Name Peter D. Holman
Notary Public in and for the State of Washington
Residing at Seattle, Washington
My commission expires February 15, 2015

Notary Seal



EXHIBIT A
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "C":

That portion of Section 12, Township 36 North, Range 6 East, W.M., described as follows:

The South ½ of the Southeast ¼, lying Northwesterly of a line parallel to and 100 feet Southeasterly of the centerline of the existing forest road known as the "200 Road", said centerline more particularly described as:

Beginning at the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 12, thence South 0°43' East a distance of 466 feet along the West line of said Southwest ¼ of the Southeast ¼ to the true point of beginning (basis of bearing Demeyer survey at Auditor's File No. 200806300108),

thence North 57° East a distance of 51 feet,
thence North 51° East a distance 330 feet,
thence North 47° East a distance of 165 feet,
thence North 38° East a distance of 74 feet,
thence North 27° East a distance of 69 feet to a point on the North line of said Southwest ¼ of the Southeast ¼ which true point of ending lies approximately 477 feet Easterly of the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 12 along said North line,
or as existed on September 1, 2011;

Parcel "A-2":

That portion of Section 13, Township 36 North, Range 6 East, W.M., described as follows:

Commencing at the North ¼ corner of Section 13, Township 36 North, Range 6 East, W.M., thence Westerly 1303.59' along the North line of Section 13 to the West 1/16th on the North line of Section 13, which is a 5/8" rebar/1" plastic cap marked "NWS & GPS, LS 21423", and the true point of beginning; thence Southerly 365 feet along the West line of the NE ¼ of the NW ¼ of Section 13; thence Northeasterly, 772 feet more or less to a point on the North line of Section 13 which is 680 feet Easterly from the point of beginning, thence, Westerly 680 feet along the North line of Section 13 to the point of beginning.



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EXHIBIT B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle, a municipal corporation of the State of Washington, its successors and agents
Dated: April 1, 1992
Recorded: May 1, 1992
Auditor's No.: 9205010118
Purpose: Use and maintenance of a road and/or roads for purposes of providing ingress to and egress from lands now owned or in the future acquired by grantee
Area Affected: A 60 foot wide strip of land as described in said document

Said instrument is a re-recording of Auditor's File No. 9104090014.

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Bargain and Sale Deed
Recorded: July 7, 1989
Auditor's No.: 8907070037
As Follows: Includes other property

By document recorded as Auditor's File No. 200903180041 Kimberly Clark Corporation recorded a document stating that it was now the holder of said rights reserved by Scott Paper Company.

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Bargain and Sale Deed
Recorded: July 7, 1989
Auditor's No.: 8907070041
As Follows: Includes other property

By document recorded as Auditor's File No. 200903180036 Kimberly Clark Corporation recorded a document stating that it was now the holder of said rights reserved by Three Rivers Timber.

D. RESERVATIONS CONTAINED IN DEED:

Executed By: Crown Pacific Limited Partnership
Recorded: March 22, 1993
Auditor's No.: 9303220153
As Follows: Reserving, however, unto Grantor and its successors and assigns a perpetual, non-exclusive easement for ingress and egress including the hauling of forest products, over and across the existing private road known as Road 674 as said road runs through the East ½ of Section 34, Township 35 North, Range 10 East, W.M.



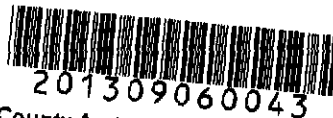
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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bloedel Timberlands Development, Inc.
Date: May 8, 1998
Recorded: June 4, 1998
Auditor's No. 9806040086
Purpose: "...use and maintenance of existing roads..."
Area Affected: Portions of the subject properties and other properties

An Assignment of said Easement was recorded in favor of The Nature Conservancy by document recorded as Auditor's File No. 9901110001.

F. Any question that may arise as to the exact location of Road 200 and who has the rights to use said roads, as disclosed by the legal description and the application for title insurance.



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